



City of El Paso – City Plan Commission Staff Report

Case No: SURW15-00013 Avalon Drive and Alley ROW Vacation
Application Type: Right-of-Way Vacation
CPC Hearing Date: November 19, 2015
Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: East of Airway and North of Edgemere
Acreage: 0.3835 acres
Rep District: 3
Existing Use: Right-of-way
Existing Zoning: A-2 (Apartment)
Proposed Zoning: C-3 (Commercial)
Property Owner: E. P. Simana
Applicant: E. P. Simana
Representative: SLI Engineering

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Retail / Car Sales
South: C-1 (Commercial) / Retail / Restaurant/ Convenience Store
East: R-4 (Residential) / Elementary School
West: M-1 (Light Manufacturing) / Car Sales and C-4 (Commercial) / Retail / Car Sales

PLAN EL PASO DESIGNATION: G-3 Post-War

APPLICATION DESCRIPTION

The applicant seeks to vacate a portion of Avalon Drive and an adjacent 20' alley. The area to be vacated is requested for the redevelopment of the site which is owned by the applicant. The applicant has submitted an exception request to allow for Avalon Drive to dead-end.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was published in the El Paso Times on November 3, 2015 and a notice was mailed to all property owners within 300 feet of the subject property. The Planning Division did not receive any communication in support or in opposition to the request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the exception and of Avalon Drive and alley right-of-way vacation subject to the following conditions and requirements:

- That the applicant dedicates an improved 35' vehicular access easement, connecting Avalon to Catalina prior to approval by City Council, and

- That the applicant dedicates a 20' public drainage easement prior to approval by City Council.

Planning Division Recommendation:

Approval with the conditions as stated above

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

EPWU does not object to the vacation of portion of Avalon Dr. However, the City's base flood map shows the surface runoff going from Avalon Dr. through the existing alley and discharging into Airway Blvd. The historic stormwater hydrologic response must be maintained throughout the street and alley; they must be free of obstructions from surface runoff. A 20' public Drainage easement or right-of-way must be dedicated to EPWU for this purpose.

El Paso Water Utilities

EPWU's has reviewed the above reference street vacation request and provide the following comments:

EPWU's Planning and Development Section does not object to this request with a condition that the existing water main be cut & capped and the existing fire hydrant (#217) will have to be relocated. The existing sewer main will have to be cut and a manhole will have to be installed at the new end of line. All cost associated with this work is the responsibility of the applicant.

Parks and Recreation:

We have reviewed **Avalon Drive - Street Vacation**, a survey map and on behalf of CID Parks & Planning Division we offer "No" objections to this proposed street Right of Way vacation request provided adequate turnaround at terminus of Avalon per El Paso City Code (EPCC) 19.15.090 and Alley must comply with El Paso City Code (EPCC) 19.15.160 – Adequate turnaround unless vacated.

Texas Gas Company

Texas Gas Service has no facilities within the subject area, and therefore offers no objections to the above street vacation.

Time Warner Cable:

We have reviewed your request for the above reference Utility Easement, and Time Warner Cable (TWC) hereby grants the abandonment Avalon Drive in El Paso, TX.

AT&T:

No comments received.

El Paso Electric Company:

No comments received.

El Paso Fire Department:

The EPFD does not have any objections to the ROW Vacation request. Please note that if direct access is not provided from Avalon to Airway, then a turnaround per municipal code specifications will be required on Avalon.

911:

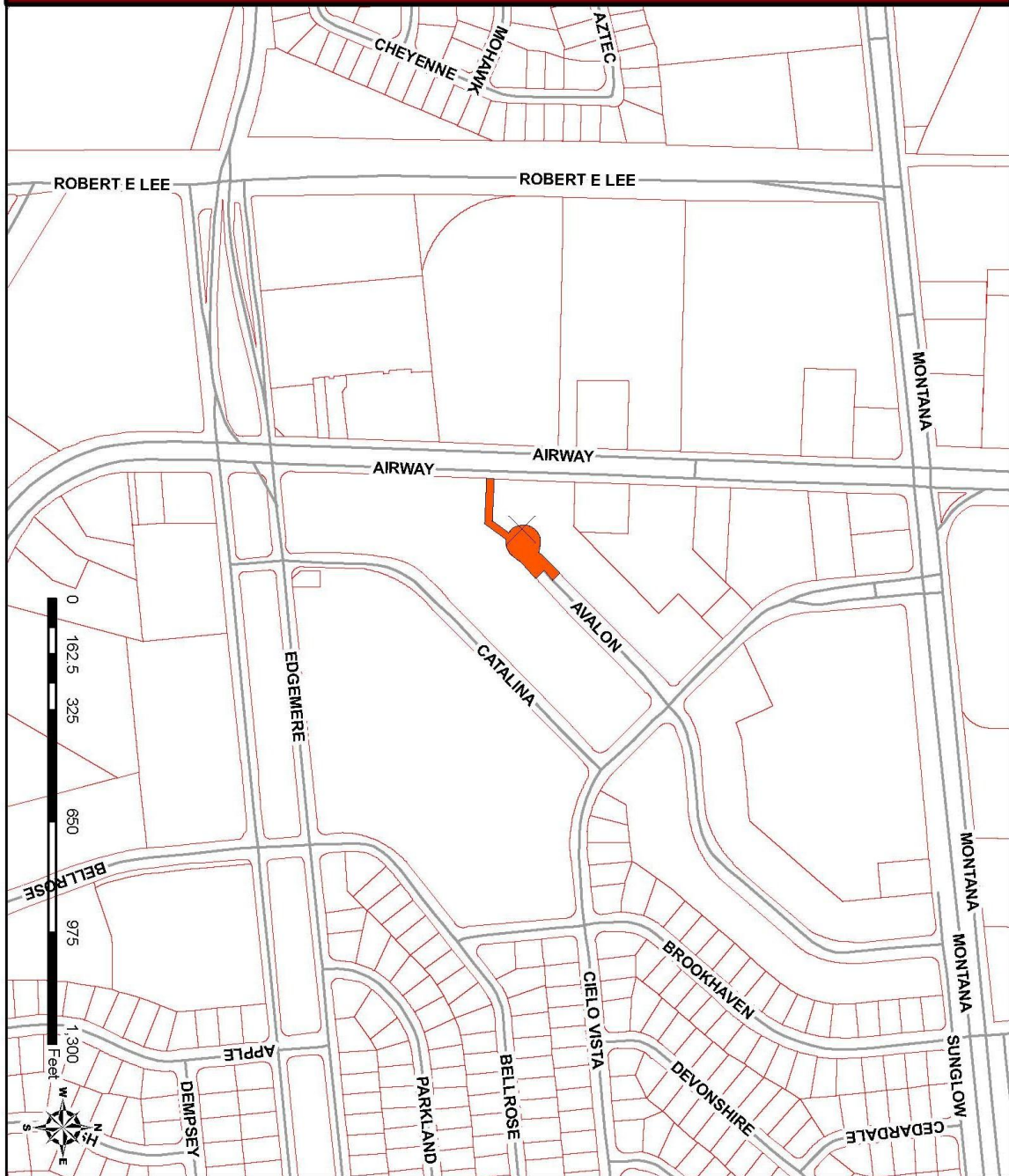
No comments received.

Attachments

1. Location Map
2. Aerial Map
3. Survey
4. Exception Request Letter
5. Application

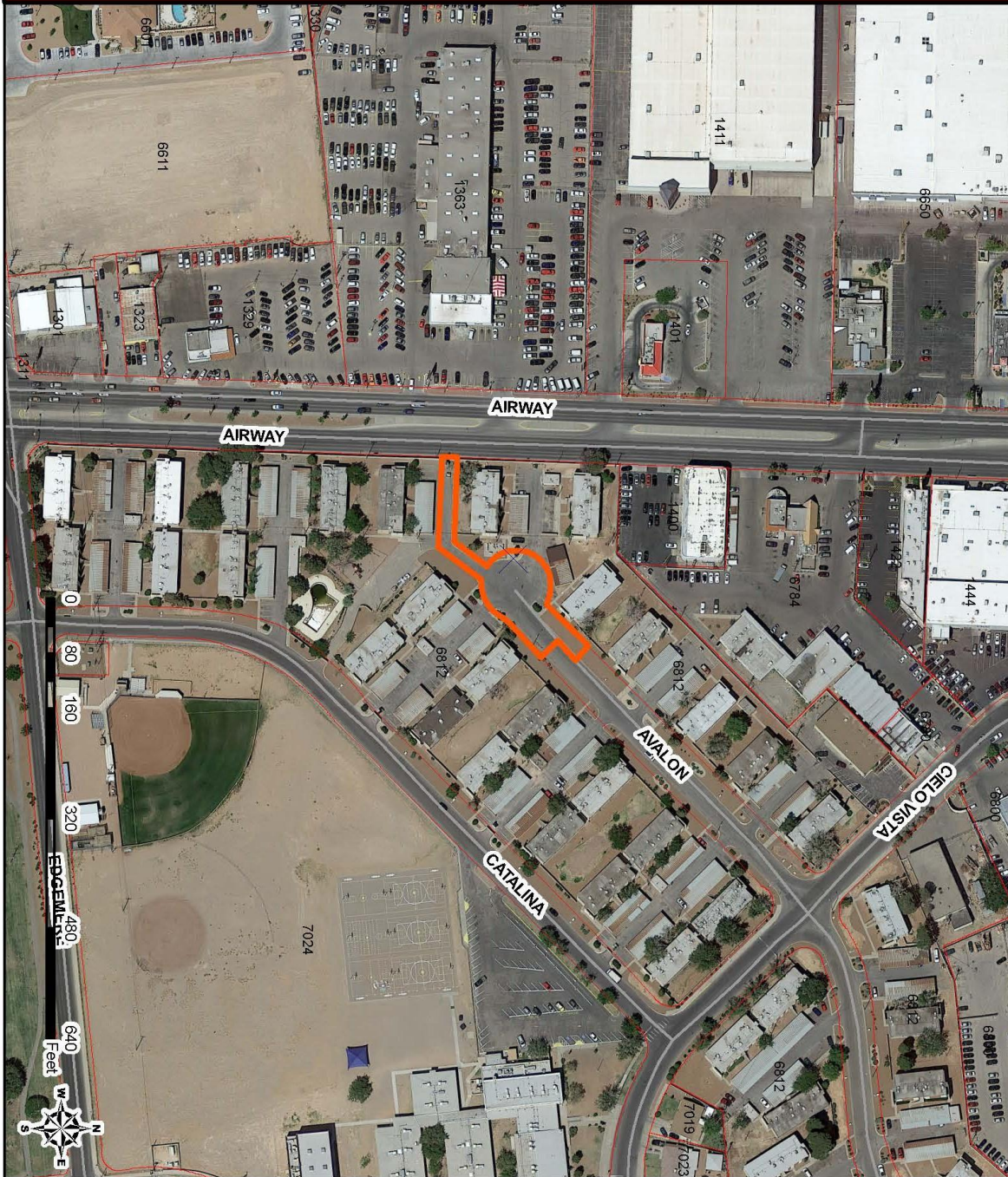
ATTACHMENT 1

AVALON DRIVE ROW VACATION

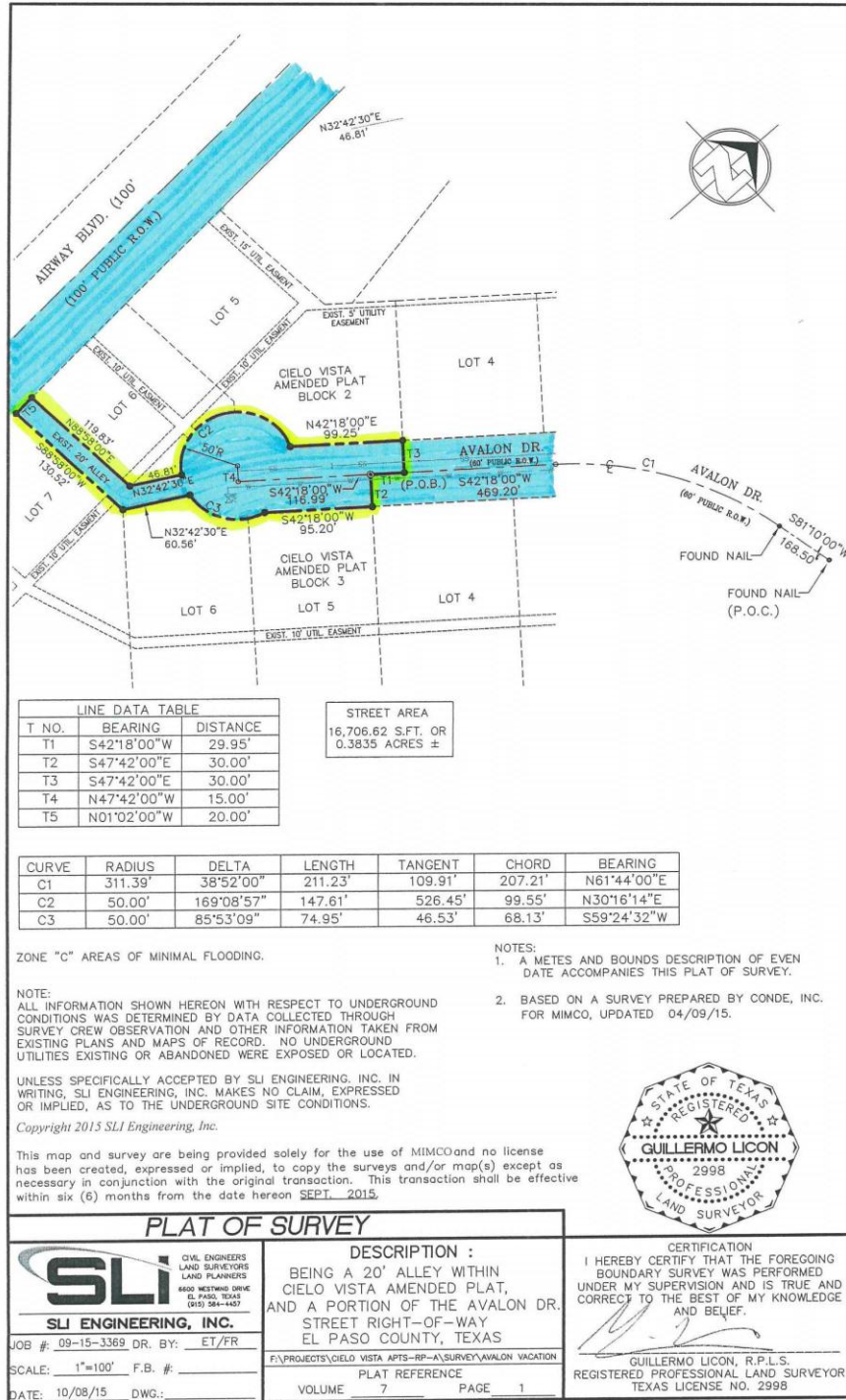


ATTACHMENT 2

AVALON DRIVE ROW VACATION



ATTACHMENT 3



ATTACHMENT 4



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October 19, 2015

Guillermo Licón, P.E.
President

Nelson Ortiz
City of El Paso Planning Department
701 Texas Street
El Paso, TX 79925

Dear Mr. Ortiz

Subject: Cielo Vista Subdivision, Replat A, El Paso Texas

On Behalf of my client, developer of the subdivision listed above, we cordially request an exception to allow Avalon drive to end at the proposed development without a cul-de sac. We are proposing a 35 foot public access easement to be dedicated with the proposed replat.

Thank you for your assistance.

Sincerely;

A handwritten signature in black ink, appearing to read "Georges Halloul", is enclosed within a hand-drawn oval. Below the signature, the text "Georges Halloul" and "SLI Engineering, Inc." is printed.

Georges Halloul
SLI Engineering, Inc.

Civil Engineers
Land Surveyors & Planners
Construction Management

Licensed Registered Engineers
Texas - New Mexico
Arizona - Colorado

6600 Westwind Drive
El Paso, TX 79912
Phone (915) 584-4457
Fax (915) 581-7756

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ATTACHMENT 5



CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 8/29/2015 File No. SURW15-00013

1. APPLICANT'S NAME E. P. Simana
ADDRESS 6500 Montana ZIP CODE 79925 TELEPHONE 915 779 6500
2. Request is hereby made to vacate the following: (check one)
Street ☒ Alley ☐ Easement ☐ Other Cul De Sac
Street Name(s) Avalon Dr. Subdivision Name Cielo Vista Replat
Abutting Blocks 2 and 3 Abutting Lots 3, 5, 6, and 7
3. Reason for vacation request: Redeveloping the site
4. Surface Improvements located in subject property to be vacated:
None ☐ Paving ☒ Curb & Gutter ☒ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☐ Other ☐
5. Underground Improvements located in the existing rights-of-way:
None ☐ Telephone ☐ Electric ☐ Gas ☐ Water ☒ Sewer ☒ Storm Drain ☐ Other ☐
6. Future use of the vacated right-of-way:
Yards ☐ Parking ☒ Expand Building Area ☒ Replat with abutting Land ☒ Other ☐
7. Related Applications which are pending (give name or file number):
Zoning ☒ Board of Adjustment ☐ Subdivision ☒ Building Permits ☐ Other ☐
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>[Signature]</u>	<u>same as above</u>	<u>7796500</u>
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: [Signature]

REPRESENTATIVE: Mayra Morales

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 (915) 212-0085